



*CITY OF LA MARQUE
PLANNING & ZONING COMMISSION
REGULAR MEETING AGENDA*

TUESDAY, November 22, 2022

4:00 PM

COUNCIL CHAMBERS

1109-B BAYOU

LA MARQUE, TX 77568

<https://ci.la-marque.tx.us/AgendaCenter>

TO PARTICIPATE VIA ZOOM:

PUBLIC TOLL-FREE DIAL-IN NUMBER: **1 (346) 248-7799**

MEETING ID: **92887385489**

<https://zoom.us/j/92887385489>

Alan Waters

Greg Cornett

Augustino Molis

Bradley Stephenson

Chris Colombo

Graylan Alexander

Stephanie Gordon

Chairman

Vice Chairman

Member

Member

Member

Member

Member



5

**CITY OF LA MARQUE
PLANNING AND ZONING COMMISSION
Regular Meeting
AGENDA
Of
November 22, 2022**

Notice is hereby given that the City of La Marque Planning and Zoning Commission will conduct a Regular Meeting in the Council Chambers at 1109-B Bayou Road, La Marque, Texas as well as via teleconference hosted through (ZOOM) on Tuesday, November 22, 2022, beginning at 3:00 p.m., for the purpose of considering and taking action on the following agenda:

(1) CALL MEETING TO ORDER

(2) PLEDGE AND INVOCATION

Texas Pledge: "Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible."

(3) ROLL CALL

(4) PUBLIC COMMENTS

At this time, any person who wishes to speak on Commission-related business, including any item on the agenda, should speak at this time by giving the Chairman your name and the item you wish to speak about. Comments are limited to three (3) minutes. In compliance with Texas Open Meetings Act, the Planning and Zoning Commission may not deliberate on comments. Personal attacks will not be allowed, and personnel matters should be addressed to the City Manager during normal business hours. **Press *6 to mute or unmute if you are participating by telephone, press the unmute button if attending via zoom on a smartphone, tablet, or computer, or stand if attending in person, and the Chairperson will call on you in turn.**

(5) MINUTES:

- a. Discussion / possible action to approve September 27, 2022, Meeting Minutes

(6) PUBLIC HEARINGS

- a. Public hearing on a preliminary report on a request to change the zoning district from (R-1) Single Family Residential to zoning district (C-3) Corridor Commercial

(7) OLD BUSINESS

- a. None

(8) NEW BUSINESS

- a. Discussion / possible action regarding a Final Plat of Ambrose, Section 2, a subdivision of 19.16 acres located in the Stephen F. Austin League No.4, A-2 City of La Marque, Galveston, TX South of FM 1765 & East of Delany Rd
- b. Discussion / possible action regarding a Replat of All of lots 1, 2, 13, 14, the East 144 feet of Lot 3 and the East 144 feet of Lot 12, of Block 5 and Part of 11th Street in the City of La Marque, TX being +/- 1.3046 acres in Division O of the Cook & Stewart Subdivision in the John D. Moore League in Galveston County, Texas
- c. Discussion / possible action regarding a request to change the zoning district from (R-1) Single Family Residential to (C-3) Corridor Commercial for A tract of land out of the S. F. Austin League No. 4, Abstract No. 2 Tract No. 9, 4.473 Acres, located near FM 1765 and Duroux Rd (Galveston County Property ID # 131375) Street address: 3715 FM 1765 La Marque, TX 77568

(9) DIRECTORS REPORT

- a. No Report

(10) REQUESTS AND ANNOUNCEMENTS

- a. None

(11) ADJOURNMENT

CERTIFICATION:

I hereby certify that the above notice of meeting was posted at 1109-B Bayou Road, La Marque, Texas, on or before **November 18, 2022**, before 5:00 p.m.

Kierra K. Nance, TRMC
City Clerk

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. . Please contact the City Clerk's office at (409) 938-9259, or Fax (409) 935-0401, or e-mail cityclerk@cityoflamarque.org for further information.



**CITY OF LA MARQUE
PLANNING AND ZONING COMMISSION
Regular Meeting Minutes
September 27, 2022**

Regular Meeting Minutes of the City of La Marque Planning and Zoning Commission held on Tuesday, September 27, 2022, beginning at 4:00 p.m. at 1109-B Bayou Road with the following members present:

- (1) CALL MEETING TO ORDER**
4:02 pm by Commissioner Chris Colombo
- (2) PLEDGE AND INVOCATION**
Texas Pledge: "Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible."
Pledge and Invocation led by Member Chris Colombo
- (3) ROLL CALL**
Absentees: Chairman Alan Waters, Commissioner Graylan Alexander, Commissioner Stephanie Gordon
Present: Vice Chairman Greg Cornett, Commissioner Chris Colombo, Commissioner Brad Stephenson, Commissioner Augustino Molis
- (4) PUBLIC COMMENTS**
At this time, any person who wishes to speak on Commission-related business, including any item on the agenda, should speak at this time by giving the Chairman your name and the item you wish to speak about. Comments are limited to three (3) minutes. In compliance with Texas Open Meetings Act, the Planning and Zoning Commission may not deliberate on comments. Personal attacks will not be allowed, and personnel matters should be addressed to the City Manager during normal business hours. **Press *6 to mute or unmute if you are participating by telephone, press the unmute button if attending via zoom on a smartphone, tablet, or computer, or stand if attending in person, and the Chairperson will call on you in turn.**
None
- (5) MINUTES:**
 - a. Discussion / possible action to approve July 26, 2022, Special Meeting Minutes.
Motion to Approve
1st - Commissioner Chris Colombo, 2nd Vice Chairman Greg Cornett - None Opposed
- (6) PUBLIC HEARINGS**
None

(7) OLD BUSINESS

- a. None

(8) NEW BUSINESS

- a. Discussion / possible action regarding a preliminary plat application of Ocean - La Marque, being +/- 1.5434 acres situated in the W K Wilson League, Abstract 208, La Marque, Texas, Galveston County.

Motion to Approve

1st - Commissioner Augustino Molis, 2nd Commissioner Chris Colombo - None Opposed

(9) DIRECTORS REPORT

- a. No Report

(10) REQUESTS AND ANNOUNCEMENTS

- a. None

(11) ADJOURNMENT

Motion to Adjourn was requested

1st - Commissioner Augustino Molis, 2nd Commissioner Brad Stephenson @ 4:15pm

Alan Waters, Chairman
Planning & Zoning Commission



City of La Marque Planning & Zoning Commission

STAFF REPORT

Meeting Date: November 22, 2022

Agenda Item: Discussion / possible action regarding a Final Plat of Ambrose, Section 2, a subdivision of 19.16 acres located in the Stephen F. Austin League No.4, A-2 City of La Marque, Galveston, TX South of FM 1765 & East of Delany Rd.

Item Type: Plat - Final plat

Standard for Approval:

Plats that comply with the requirements of City Code Chapter 41 and Chapter 212 of the Texas Local Government Code must be approved.

References: City Code Chapter 41;
Chapter 212, Texas Local Government Code

Please see the attached Letter of No Objection from Adico

Final Plat

Council approval: Required

Public comments: None

Recommendation: Motion to Approve Final Plat of Ambrose Section 2

Friday, October 21, 2022

Renissa Garza Montalvo
Costello, Inc.
2107 City West Blvd., Suite 400
Houston, TX 77042

Re: Ambrose Section 2 Final Plat
Letter of Recommendation to Approve
COLM Project No. PZ2022-022
Adico, LLC Project No. 18100-2-100

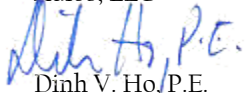
Dear Ms. Montalvo;

On behalf of the City of La Marque, Adico, LLC has reviewed the second submittal for Ambrose Section 2 Final Plat received on or about October 20, 2022.

Based on our review, we have no objections to the final plat as resubmitted on October 20, 2022. Please provide one (1) mylar and two prints of the final plat to Giovanna Bonsignore, Development Services by October 25, 2022, for consideration at the next Planning and Zoning meeting.

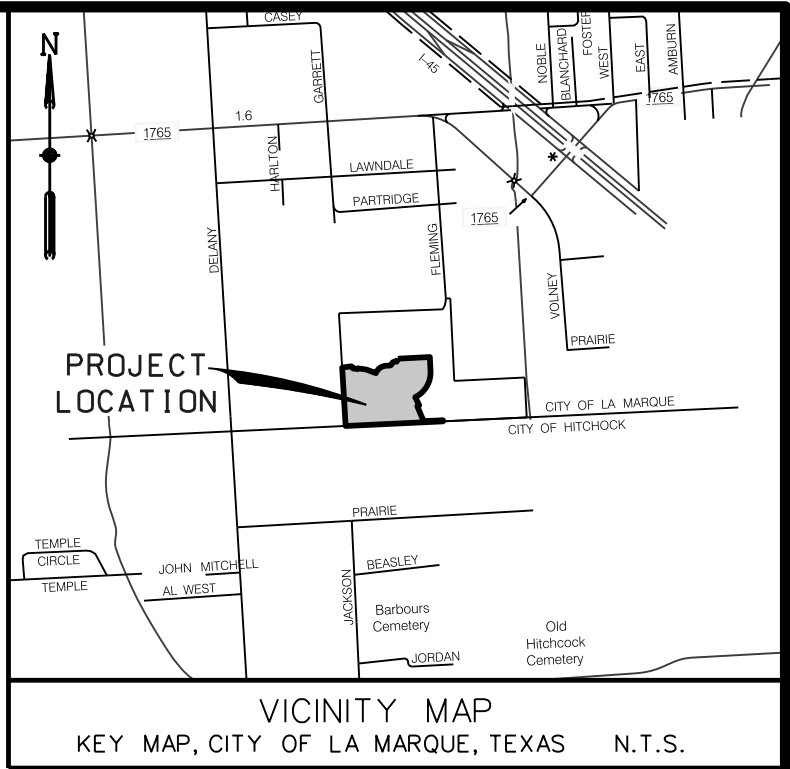
Should you have any questions, please do not hesitate to call our office.

Sincerely,
Adico, LLC



Dinh V. Ho, P.E.
TBPE Firm No. 16423

Cc: Permits
File: 18100-2-100



STATE OF TEXAS
COUNTY OF GALVESTON

WE, M/I HOMES OF HOUSTON, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNERS OF THE PROPERTY IN THE ABOVE AND FOREGOING MAP OF AMBROSE SECTION TWO, DO HEREBY MAKE SUBDIVISION ON SAID PROPERTY ACCORDING TO THE LINES, STREETS, ALLEYS, PARKS, BUILDING LINES, AND EASEMENTS THEREIN SHOWN, AND DESIGNATE SAID SUBDIVISION AS AMBROSE SECTION TWO, IN THE STEPHEN F. AUSTIN LEAGUE NO. 4, A-2 IN GALVESTON COUNTY, TEXAS; AND DEDICATE THE STREETS, AND EASEMENTS SHOWN THEREON FOREVER.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENT. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING PLAT OF AMBROSE SECTION TWO WHERE BUILDING SETBACK LINES OR PUBLIC EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING PLAT AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL PUBLIC EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

THIS IS TO CERTIFY THAT WE, M/I HOMES OF HOUSTON, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAVE COMPLIED WITH OR WILL COMPLY WITH THE EXISTING REGULATIONS HERETOFORE ON FILE AND ADOPTED BY THE CITY OF LA MARQUE IN GALVESTON COUNTY, TEXAS.

IN TESTIMONY WHEREOF, M/I HOMES OF HOUSTON, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY BRANNON BOOZER, VICE PRESIDENT OF LAND AND BY KEVIN FREEMAN, DIVISION CONTROLLER, THIS ____ DAY OF 2022.

M/I HOMES OF HOUSTON, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: BRANNON BOOZER
VICE PRESIDENT OF LAND

BY: KEVIN FREEMAN
DIVISION CONTROLLER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRANNON BOOZER, VICE PRESIDENT OF LAND AND BY KEVIN FREEMAN, DIVISION CONTROLLER, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THEIR NAME FOR THE PURPOSES AND CONSIDERATION THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME
MY COMMISSION EXPIRES: _____

I, MARK D. ARMSTRONG, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT, EXCEPT AS SHOWN ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE.

MARK D. ARMSTRONG
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5363

WE HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF AMBROSE SECTION TWO, WAS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LA MARQUE, TEXAS, ON THE ____ DAY OF _____, A. D., 20____, AND BY THE CITY COUNCIL OF THE CITY OF LA MARQUE, TEXAS, ON THE ____ DAY OF _____, A. D., 20____.

ALAN WATERS, CHAIRMAN, PLANNING COMMISSION

KEITH BELL
MAYOR OF THE CITY OF LA MARQUE, TEXAS

I, DWIGHT D. SULLIVAN, COUNTY CLERK, GALVESTON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WRITTEN INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON _____, 20____, AT _____ O'CLOCK, ____ M., AND DULY RECORDED ON _____, 20____, AT _____ O'CLOCK, ____ M. IN INSTRUMENT NUMBER _____, GALVESTON COUNTY RECORDS.

WITNESS MY HAND AND SEAL OF OFFICE, AT GALVESTON, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

DWIGHT D. SULLIVAN, COUNTY CLERK,
GALVESTON COUNTY, TEXAS

BY: _____
DEPUTY

Being a 19.16 acre tract of land located in the Stephen F. Austin League No. 4, A-2, in Galveston County, Texas; said 19.16 acre tract being a portion of a call 87.05 acre tract of land recorded in Clerk's File Number 2020049570 of the Official Public Records of Real Property of Galveston County (O.P.R.R.P.G.C.), Texas; said 19.16 acre tract being more particularly described by metes and bounds as follows (all bearings are based on the Texas Coordinate System, South Central Zone and referenced to the south line of said 87.05 acre tract):

Beginning at a 5/8-inch iron rod with plastic cap stamped "COSTELLO INC" found on the south line of said 87.05 acre tract at the northeast corner of Sunset Grove Detention, a subdivision recorded in Instrument Number 2018038388 of the Galveston County Map Records (G.C.M.R.), same being a south corner of Reserve "G" of Ambrose Section One, a subdivision recorded in Instrument Number 2022028644 of the G.C.M.R., same being on the north line of a 22-foot wide Houston Lighting and Power Company easement recorded in Volume 1445, Page 386 of the Galveston County Deed Records (G.C.D.R.), same being on the City Limit Line of La Marque and Hitchcock;

1. Thence, with the common line of said Reserve "A" and said 87.05 acre tract, the north line of said easement and with said City Limit Line, South 87 degrees 16 minutes 56 seconds West, a distance of 1,280.13 feet to the southwest corner of said 87.05 acre tract and the northwest corner of said Reserve "A", same being on the east line of a call 2.090 acre tract of land recorded in Clerk's File Number 8647700 of the O.P.R.R.P.G.C.;

2. Thence, with the common line of said 87.05 acre tract and said 2.090 acre tract, North 03 degrees 24 minutes 39 seconds West, a distance of 766.89 feet to the southwest corner of said Ambrose Section One;

Thence, with the south line of said Ambrose Section One, the following twenty-eight (28) courses:

- 115.42 feet along the arc of a curve to the right, said curve having a central angle of 04 degrees 29 minutes 56 seconds, a radius of 1,470.00 feet and a chord that bears North 81 degrees 37 minutes 21 seconds East, a distance of 115.39 feet;
- 44.67 feet along the arc of a curve to the right, said curve having a central angle of 102 degrees 23 minutes 04 seconds, a radius of 25.00 feet and a chord that bears South 44 degrees 56 minutes 09 seconds East, a distance of 38.96 feet;
- South 83 degrees 44 minutes 37 seconds East, a distance of 60.00 feet;
- North 06 degrees 15 minutes 23 seconds East, a distance of 9.83 feet;
- South 81 degrees 23 minutes 39 seconds East, a distance of 119.96 feet;
- South 69 degrees 07 minutes 44 seconds East, a distance of 130.43 feet;
- 175.03 feet along the arc of a curve to the right, said curve having a central angle of 66 degrees 51 minutes 29 seconds, a radius of 150.00 feet and a chord that bears North 53 degrees 51 minutes 12 seconds East, a distance of 165.27 feet;
- North 87 degrees 16 minutes 56 seconds East, a distance of 49.22 feet;
- 30.77 feet along the arc of a curve to the left, said curve having a central angle of 70 degrees 31 minutes 44 seconds, a radius of 25.00 feet and a chord that bears North 52 degrees 01 minutes 04 seconds East, a distance of 28.87 feet;
- 83.36 feet along the arc of a curve to the right, said curve having a central angle of 95 degrees 31 minutes 24 seconds, a radius of 50.00 feet and a chord that bears North 64 degrees 30 minutes 55 seconds East, a distance of 74.04 feet;
- North 22 degrees 16 minutes 36 seconds East, a distance of 43.85 feet;
- North 87 degrees 00 minutes 06 seconds East, a distance of 420.29 feet;
- South 02 degrees 45 minutes 21 seconds East, a distance of 160.40 feet;
- South 01 degrees 56 minutes 42 seconds East, a distance of 48.76 feet;
- South 04 degrees 33 minutes 51 seconds West, a distance of 47.37 feet;
- South 12 degrees 06 minutes 31 seconds West, a distance of 47.37 feet;
- South 17 degrees 15 minutes 55 seconds West, a distance of 17.40 feet;
- South 22 degrees 25 minutes 19 seconds West, a distance of 47.37 feet;
- South 29 degrees 57 minutes 58 seconds West, a distance of 47.37 feet;
- South 37 degrees 30 minutes 38 seconds West, a distance of 47.37 feet;
- South 45 degrees 03 minutes 18 seconds West, a distance of 47.37 feet;
- South 52 degrees 35 minutes 58 seconds West, a distance of 47.37 feet;
- South 60 degrees 08 minutes 37 seconds West, a distance of 47.37 feet;
- South 26 degrees 05 minutes 03 seconds East, a distance of 120.00 feet;
- 27.40 feet along the arc of a curve to the right, said curve having a central angle of 03 degrees 16 minutes 15 seconds, a radius of 480.00 feet and a chord that bears South 65 degrees 33 minutes 05 seconds West, a distance of 27.40 feet;
- South 22 degrees 48 minutes 48 seconds East, a distance of 212.14 feet;
- North 87 degrees 16 minutes 56 seconds East, a distance of 254.70 feet;
- South 02 degrees 43 minutes 04 seconds East, a distance of 15.00 feet to the Point of Beginning and containing 19.16 acres of land.

FINAL PLAT
AMBROSE
SECTION TWO
A SUBDIVISION OF 19.16 ACRES

LOCATED IN THE
STEPHEN F. AUSTIN LEAGUE NO.4, A-2
CITY OF LA MARQUE
GALVESTON COUNTY, TEXAS

96 LOTS 4 BLOCKS 3 RESERVES

SEPTEMBER, 2022

ENGINEER / SURVEYOR:



COSTELLO, INC.
2107 CITYWEST BLVD., 3RD FLOOR
HOUSTON, TEXAS 77042
(713) 783-7788 FAX: 783-3580
TBPE FIRM REGISTRATION NO. 280
TBPLS FIRM REGISTRATION NO. 100486



PLANNER:
7GEN PLANNING
Planning and Landscape Architecture
2107 Citywest Blvd., 3rd Floor
Houston, Texas 77042
(713) 343-0394 (713) 783-3580, Fax

OWNER:
M/I HOMES OF
HOUSTON, LLC
10720 West Sam Houston Pkwy N #100,
Houston, TX 77064
Tel: (281) 223-1602

60 30 0 60 120
SCALE: 1" = 60'

LEGEND

- SET 5/8 - INCH IRON ROD WITH PLASTIC CAP STAMPED "COSTELLO INC" UNLESS OTHERWISE NOTED
- FOUND 5/8 - INCH IRON ROD WITH PLASTIC CAP STAMPED "COSTELLO INC" UNLESS OTHERWISE NOTED

① - INDICATES BLOCK NUMBER

A - INDICATES RESERVE

X - STREET NAME BREAK

0000 - INDICATES STREET ADDRESS

RESERVE TABLE		
RESERVE "A"	LANDSCAPE / OPEN SPACE	0.05 AC. / 2,231 SF.
RESERVE "B"	LANDSCAPE / OPEN SPACE	0.12 AC. / 5,081 SF.
RESERVE "C"	DRAINAGE	0.70 AC. / 30,508 SF.
TOTAL:		0.87 AC. / 37,820 SF.

AMBROSE
SECTION ONE
I.N. 2022028644
G.C.M.R.

AMBROSE
SEC 1
I.N. 2022028644
G.C.M.R.

AMBROSE
SECTION ONE
I.N. 2022028644
G.C.M.R.

SUNSET GROVE
SEC 3
I.N. 2022014465
G.C.M.R.

ABBREVIATION LEGEND	
A.E.	AERIAL EASEMENT
B.L.	BUILDING LINE
G.C.D.R.	GALVESTON COUNTY DEED RECORDS
G.C.M.R.	GALVESTON COUNTY MAP RECORDS
O.P.R.R.P.G.C.	OFFICIAL PUBLIC RECORDS REAL PROPERTY GALVESTON COUNTY
U.E.	UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
STM.S.E.	STORM SEWER EASEMENT
W.L.E.	WATER LINE EASEMENT
R.O.W.	RIGHT-OF-WAY
D.E.	DRAINAGE EASEMENT
C.F. NO.	CLERKS FILE NUMBER
ESMT.	EASEMENT
F.C. NO.	FILM CODE NUMBER
AC.	ACRES
SQ. FT.	SQUARE FEET
IN.	INSTRUMENT NUMBER
VOL. PG.	VOLUME - PAGE
G.B.L.	GARAGE BUILDING LINE
R.	RADIUS
I.N.	INSTRUMENT NUMBER

LINE DATA TABLE

NUMBER	DIRECTION	DISTANCE (FEET)
L1	N06°15'23"E	9.83
L2	N87°16'56"E	49.22
L3	N22°16'36"E	43.85
L4	S01°56'42"E	48.76
L5	S04°33'51"W	47.37
L6	S12°06'31"W	47.37
L7	S17°15'55"W	17.40
L8	S22°25'19"W	47.37
L9	S28°57'56"W	47.37
L10	S37°30'38"W	47.37
L11	S45°03'18"W	47.37
L12	S52°35'58"W	47.37
L13	S60°08'37"W	47.37
L14	S02°43'04"E	15.00
L15	N02°43'04"E	25.00
L16	S41°56'12"W	6.23
L17	N06°15'23"E	10.85
L18	N02°51'47"E	18.51
L19	N06°15'23"E	40.20
L20	N02°32'58"E	50.27

CURVE DATA TABLE

NUMBER	ARC LENGTH (FEET)	RADIUS (FEET)	DELTA ANGLE	CHORD DIRECTION	CHORD LENGTH (FEET)
C1	115.42	1470.00	4° 29' 56"	N87°37'21"E	115.39
C2	44.67	25.00	102° 23' 41"	S44°56'09"E	38.96
C3	175.03	150.00	66° 51' 29"	N53°51'12"E	165.27
C4	30.77	25.00	70° 31' 44"	N52°01'04"E	28.87
C5	83.36	50.00	95° 31' 24"	N64°30'55"E	74.04
C6	27.40	480.00	3° 16' 15"	S65°33'05"W	27.40
C7	101.21	600.00	9° 39' 55"	S01°25'26"W	101.09
C8	197.86	125.00	90° 41' 28"	S47°56'12"W	177.84
C9	337.86	215.00	90° 2' 17"	S42°15'48"W	304.16
C10	177.12	505.00	20° 5' 44"	S77°14'04"W	176.21
C11	77.94	50.00	89° 18' 32"	S48°03'48"E	70.28
C12	38.97	25.00	89° 18' 32"	S48°03'48"E	35.14
C13	39.57	25.00	90° 41' 28"	S47°56'12"W	35.57
C14	38.97	25.00	89° 18' 32"	S48°03'48"E	35.14
C15	39.57	25.00	90° 41' 28"	S47°56'12"W	35.57
C16	38.97	25.00	89° 18' 32"	S48°03'48"E	35.14
C17	15.00	25.00	36° 52' 12"	N57°01'34"E	15.81
C18	142.29	50.00	163° 2' 55"	S48°03'48"E	98.91
C19	16.09	25.00	36° 52' 12"	N68°50'50"E	15.81
C20	218.61	50.00	250° 30' 35"	N37°59'30"W	81.66
C21	68.42	625.00	6° 16' 19"	N00°16'22"W	68.38
C22	97.00	575.00	9° 39' 55"	S01°25'26"W	96.88

RESERVE "A"

SUNSET GROVE
DEFENTION
I.N. 2018038388
G.C.M.R.

NOTES:

- ALL NON-PERIMETER EASEMENTS ON PROPERTY LINES ARE CENTERED UNLESS OTHERWISE NOTED.
- ALL BEARINGS ARE BASED ON THE TEXAS COORDINATES SYSTEM OF 1983, SOUTH CENTRAL ZONE.
- UNLESS OTHERWISE INDICATED, THE BUILDING LINES (B.L.), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF SUBDIVISION ORDINANCE NO. 139, CITY OF LA MARQUE, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
- ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WITH THE INCORPORATED BOUNDARIES OF THE CITY OF LA MARQUE, TEXAS.
- AMBROSE SECTION TWO IS LOCATED WITHIN SHADED ZONE X PER FEMA FLOOD INSURANCE RATE MAP PANEL 0385G WHICH BEARS AN EFFECT DATE OF AUGUST 15, 2019 AND MAP NUMBER 448167C0385G, MAP REVISED AUGUST 15, 2019.
- SIDEWALKS SHALL BE CONSTRUCTED BY THE DEVELOPER UNLESS FRONTING LOTS. THIS WILL BE COMPLETED BY THE HOMEBUILDERS.
- ALL RESERVES, INCLUDING LANDSCAPING SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- THIS BOUNDARY OF THIS PLAT IS LOCATED WITHIN GALVESTON COUNTY MUD No. 68.
- THIS PLAT IS SUBJECT TO THE REQUIREMENTS OF THE AMBROSE PLANNED DEVELOPMENT DISTRICT (0-2020-005).
- UPON RECORDATION OF THIS SUBDIVISION PLAT THE VACATION AND ABANDONMENT OF THE 65-FOOT WIDE RIGHT-OF-WAY EASEMENT WILL BE EFFECTIVE, MEETING THE CONDITION DESCRIBED IN SECTION 3 (1) OF THE CITY OF LA MARQUE, TEXAS ORDINANCE NO. 0-2020-011, PASSED, APPROVED AND ADOPTED BY THE CITY COUNCIL ON AUGUST 10, 2020.
- A STATEMENT OF EXPRESS DEDICATION OF ALL STREETS, EASEMENTS, ALLEYS, PARKS, PLAYGROUNDS, PUBLIC PLACES, AND OTHER RIGHTS-OF-WAY WITHIN OR OUTSIDE THE SUBDIVISION NECESSARY TO SATISFY THE REQUIREMENTS OF THIS ARTICLE TO THE PUBLIC USE FOREVER SHALL BE EXECUTED BY ALL PERSONS OWNING AN INTEREST IN THE PROPERTY SUBDIVIDED, RESUBDIVIDED OR PLATTED AND SHALL BE ACKNOWLEDGED IN THE MANNER PRESCRIBED BY THE LAWS OF THE STATE OF TEXAS FOR CONVEYANCE OF REAL PROPERTY. LIEN HOLDERS MUST EXECUTE A SUBORDINATION AGREEMENT SUBORDINATING THEIR LIENS TO ALL PUBLIC STREETS, ALLEYS, PARKS, SCHOOL SITES, AND OTHER PUBLIC AREAS SHOWN ON THE PLAT OF SUCH SUBDIVISION OR RESUBDIVISION AS BEING SET ASIDE FOR PUBLIC USE AND PURPOSE.
- BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.

FINAL PLAT

AMBROSE

SECTION TWO

A SUBDIVISION OF 19.16 ACRES

LOCATED IN THE
STEPHEN F. AUSTIN LEAGUE NO. 4, A-2
CITY OF LA MARQUE
GALVESTON COUNTY, TEXAS

96 LOTS 4 BLOCKS 3 RESERVES
SCALE: 1"=60' SEPTEMBER, 2022

ENGINEER / SURVEYOR:



7GEN PLANNING
Planning and Landscape Architecture
2107 Citywest Blvd., 3rd Floor
Houston, Texas 77042
(713) 343-0394 (713) 783-3580, Fax

OWNER:
M/I HOMES OF HOUSTON, LLC
10720 West Sam Houston Pkwy N #100,
Houston, TX 77064
Tel: (281) 223-1602

87.05 ACRES
M/I HOMES OF HOUSTON, LLC
C.F. NO. 2020049570
O.P.R.R.P.G.C.

6.9833 ACRES
JESUS TORRES &
WIFE, AURA MURCIA
C.F. NO. 2016036260
O.P.R.R.P.G.C.

COSTELLO, INC.
2107 CITYWEST BLVD., 3RD FLOOR
HOUSTON, TEXAS 77042
(713) 783-7888 FAX: 783-3580
TBPE FIRM REGISTRATION NO. 280
TBPLS FIRM REGISTRATION NO. 100486



City of La Marque Planning & Zoning Commission

STAFF REPORT

Meeting Date: November 22, 2022

Agenda Item: Discussion / possible action regarding a Replat of All of lots 1, 2, 13, 14, the East 144 feet of Lot 3 and the East 144 feet of Lot 12, of Block 5 and Part of 11th Street in the City of La Marque, TX being +/- 1.3046 acres in Division O of the Cook & Stewart Subdivision in the John D. Moore League in Galveston County, Texas

Item Type: Plat - Replat

Standard for Approval:

Plats that comply with the requirements of City Code Chapter 41 and Chapter 212 of the Texas Local Government Code must be approved. Plats that do not comply with the requirements and need major changes will be denied and the reasons stated.

References: City Code Chapter 41;
Chapter 212, Texas Local Government Code

Please see the attached Letter of No Objection from Adico
Replat

Council approval: Required

Public comments: None

Recommendation: Motion to Approve

Monday, November 14, 2022

Todd Slaton
True Meridian, PLLC
PO Box 566
Pearland, TX 77588

Re: 1103 Main St. Replat
Replat of Lots 1, 2, 13, 14 and East Part of Lots 3 & 12 Block 5 & 11th Ave.
Letter of Recommendation to Approve
COLM Project No. PZ2022-019
Adico, LLC Project No. 18100-2-098

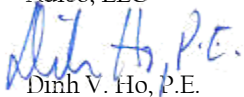
Dear Mr. Slaton;

On behalf of the City of La Marque, Adico, LLC has reviewed the second submittal of 1103 Main St. Replat, a replat of Lots 1, 2, 13, 14 and East Part of Lots 3 & 12 Block 5 and 11th Avenue, La Marque, TX, Galveston County, Texas, received on or about September 21, 2022.

Based on our review, we have no objections to the plat as resubmitted on September 21, 2022. Please submit one (1) set of mylars and two (2) prints of the plat to Giovanna Bonsignore, Development Services, by no later than Thursday, November 17, 2022, for consideration at the November 22, 2022, Planning and Zoning meeting.

Should you have any questions, please do not hesitate to call our office.

Sincerely,
Adico, LLC



Dinh V. Ho, P.E.
TBPE Firm No. 16423

Cc: Permits
File: 18100-2-098

STATE OF TEXAS
COUNTY OF GALVESTON

We, Gregory Scofelia and Peter J. Sapio, Jr., owners of the property subdivided in this plat of Replat of the EAST 144 FEET OF BLOCK 5 AND PART OF 11TH. STREET, 1.3046 acres, being in Division "O" of the COOK & STEWART SUBDIVISION in the John D. Moore League, in Galveston County, Texas, do hereby make subdivision of said property for and on behalf of said individual, according to the lines, lots, streets, alleys, reserves, parks, and easements as shown hereon and dedicate for public use as such the streets, alleys, parks, and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigns to warrant and defend the title to the land so dedicated.

In testimony hereto, has cause these presents to be signed by

_____ & _____ this ____ day of _____, 2022.
Gregory Scofelia Peter J. Sapio, Jr.

STATE OF TEXAS
COUNTY OF GALVESTON

Before me, the undersigned authority, on this day personally appeared Gregory Scofelia and Peter J. Sapio, Jr., known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

Given under my hand and seal of office, this _____ day of _____, 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

We hereby certify that the above and foregoing Plat of _____
was approved by the Planning Commission of the City of La Marque, Texas, on the

_____, day of _____, A.D. 2022 and by the City Council of the City

of La Marque, Texas on the _____, day of _____, A.D. 2022.

Alan Waters
Chairperson of Planning and Zoning

Keith Bell
Mayor of the City of La Marque, Texas

I, Dwight D. Sullivan, County Clerk, Galveston County, Texas, do hereby certify that the written instrument was filed for record in my office on

_____, 2022, at _____ O'clock, ____ m, and duly recorded on

_____, 2022, at _____ O'clock, ____ m,

Instrument # _____, Galveston County Records.
Witness my hand and seal of office, at Galveston County, Texas, the day and date last above written.

Dwight D. Sullivan, County Clerk, Galveston County, Texas

By: _____
Deputy

FIELD NOTES DESCRIPTION OF 1.3046 ACRES BEING ALL OF LOTS 1, 2, 13, 14, THE EAST 44 FEET OF LOT 3 AND THE EAST 44 FEET OF LOT 12, OF BLOCK 5 AND PART OF 11TH. STREET IN DIVISION "O" OF THE COOK AND STEWART SUBDIVISION BEING A PART OF THE JOHN D. MOORE LEAGUE IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 81, PAGE 526, IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found on the South right-of-way line of Main (80' R.O.W.) at the Northwest corner of Lot 7, Block 4 of said Division "O" of the COOK and STEWART SUBDIVISION and the Northeast corner of Abandoned 11th. Avenue as recorded in Volume 1109, Page 160 of the Galveston County Deed Records, from which a found 1 inch iron pipe bears N 33°37' E — 0.6 feet;

THENCE S 02°42'44" E along the East right-of-way line of said 11th. Avenue, a distance of 265.00 feet to the North right-of-way line of Walnut (80' R.O.W.) at the Southwest corner of Lot 8, Block 4;

THENCE S 87°17'16" W along the North right-of-way line of said Walnut, a distance of 214.44 feet to the Southwest corner of the herein described tract in the South line of Lot 12, Block 5, from which a found chain link fence post bears N 87°02' W — 1.0 feet;

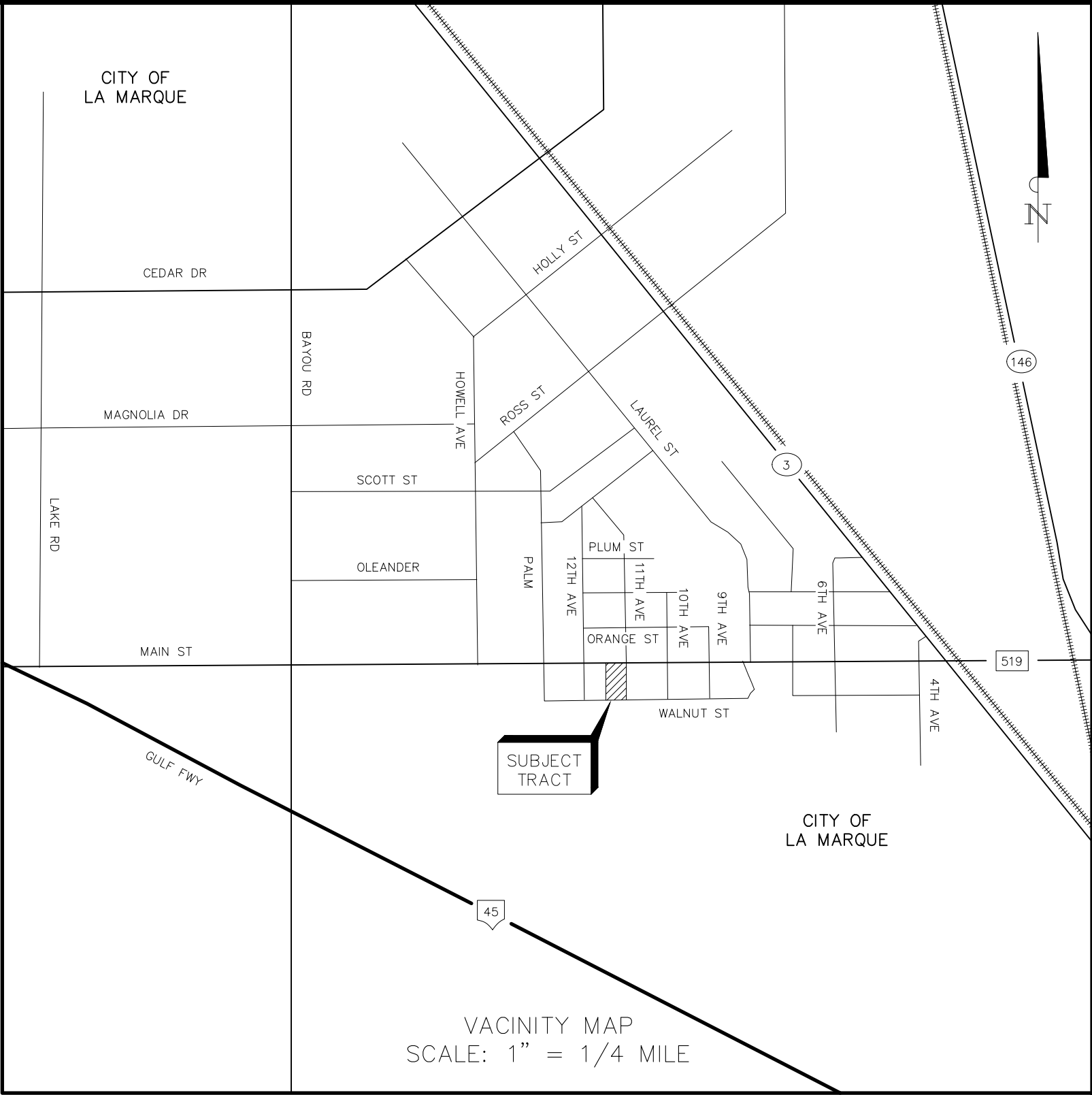
THENCE N 02°42'44" W a distance of 265.00 feet to a 1/2 inch iron rod found on the South right-of-way line of Main at the Northwest corner of the herein described tract in the North line of Lot 3, Block 5;

THENCE N 87°17'16" E along the South right-of-way line of Main, a distance of 214.44 feet to the PLACE OF BEGINNING and containing 1.3046 acres of land, more or less.

NOTES

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Map No. 48167C0402G, with the effective date of August 15, 2019, the property is located in Flood Zone "X", reduced flood risk due to levee. Areas determined to be outside of the 100 year floodplain and Floodway. All Floodplain information noted in the plat reflects the status per the FEMA FIRM map that is effective at the time that the plat is recorded. Floodplain status is subject to change as FEMA FIRM maps are updated.

Todd J. Slaton, RPLS No. 5082



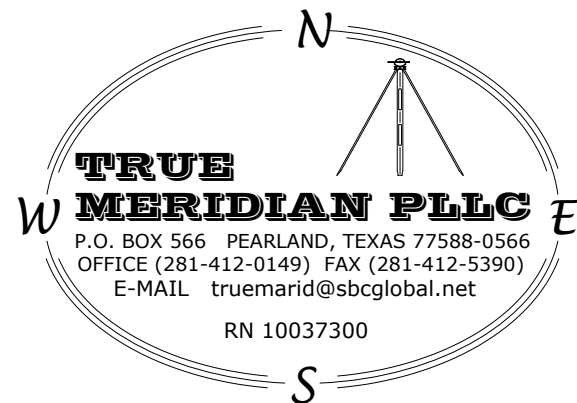
1103 MAIN

REPLAT OF
ALL OF LOTS 1, 2, 13, 14, THE EAST 144 FEET
OF LOT 3 AND THE EAST 144 FEET OF LOT 12,
OF BLOCK 5 AND PART OF 11TH. STREET

IN THE CITY OF LA MARQUE
BEING
1.3046 ACRES
IN
DIVISION " O"
OF THE
COOK & STEWART SUBDIVISION
IN THE
JOHN D. MOORE LEAGUE
IN
GALVESTON COUNTY, TEXAS

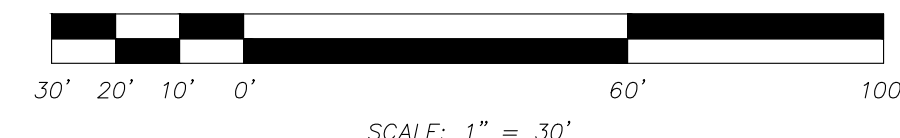
PREPARED SEPTEMBER 21, 2022

GREGORY SCOFELIA & PETER J. SAPIO, JR.
6710 STEWART ROAD, STE. 300
GALVESTON, TX. 77551
409-744-0727



TRUE MERIDIAN PLLC
PO BOX 566
PEARLAND, TX. 77588
281-412-0149

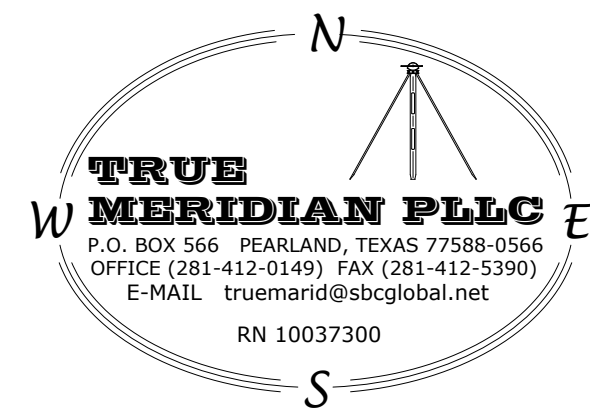
SHELMARK ENGINEERING LLC
921 FM 517 RD. E.
DICKINSON, TX. 77539
832-864-2601

1103 MAIN

IN THE CITY OF LA MARQUE
BEING
1.3046 ACRES
IN
DIVISION "O"
OF THE
COOK & STEWART SUBDIVISION
IN THE
JOHN D. MOORE LEAGUE
IN
GALVESTON COUNTY, TEXAS

GREGORY SCOFELIA & PETER J. SAPIO, JR.
6710 STEWART ROAD, STE. 300
GALVESTON, TX. 77551
409-744-0727

SHELMARK ENGINEERING LLC
921 FM 517 RD. E.
DICKINSON, TX. 77539
832-864-2601





City of La Marque Planning & Zoning Commission

STAFF REPORT

Meeting Date: November 22, 2022

Agenda Item: Discussion / possible action to issue a final report and provide a recommendation to City Council on a request to change the zoning district from (R-1) Single Family Residential to (C-3) Corridor Commercial for A tract of land out of the S. F. Austin League No. 4, Abstract No. 2 Tract No. 9, 4.473 Acres, located near FM 1765 and Duroux Rd (Galveston County Property ID # 131375) Street address: 3715 FM 1765 La Marque, TX 77568

Item Type: Zone Change

History: None

Standard for Approval: “[E]ither the general welfare of the city affected by the area to be changed will be enhanced, or that the property is unusable for the purposes allowed under existing zoning.” See City Code Sec. 71-26(k).

References: City Code Chapter 71;
Chapter 211, Texas Local Government Code

Council approval: Required; Ordinance also required

Public comments: None

Recommendation: Motion to issue a final report and recommend approval of a zone change from (R-1) Single Family Residential to (C-3) Corridor Commercial for A tract of land out of the S. F. Austin League No. 4, Abstract No. 2 Tract No. 9, 4.473 Acres, located near FM 1765 and Duroux Rd (Galveston County Property ID # 131375) Street address: 3715 FM 1765 La Marque, TX 77568



CITY OF LA MARQUE
 "Gateway to the Gulf"
 1130 1st St., La Marque, TX 77568
 409-938-9204 Permits@CityofLaMarque.org

Rezone Application

Application Date: 08/25/2022 Smart Gov Project # _____

Name of Agent: N/A Phone: _____

Address: _____ City: _____ Zip Code: _____

Name of Owner: EBRAHIM&ROSE MOOSAVI Phone: 409-692-8379 OR 346-970-9270

Address: 228 BLANCHARD ST City: TEXAS CITY Zip Code: 77591

Property Legal Description: ABST 2 SF AUSTIN SUR TR 9 4.473 ACRS Parcel ID #: 131375

Property Address: 3715 FM 1765 LA MARQUE, TX 77568

Plot of Area Attached: ☐ Yes ☒ No Metes and Bounds Attached: ☐ Yes ☒ No

Present Zoning: ☐ L1 ☐ L2 ☐ C1 ☐ C2 ☐ C3 ☐ C4 ☒ R1 ☐ R2 ☐ R3 ☐ A ☐ MHP ☐ RCZ ☐ PD1 ☐ PUB

Reason for Zone Change: TO BUILD UP A NEW BUSINESS (Automotive Shop)

Desired Outcome: TO GET APPROVAL BY THE CITY OF LA MARQUE.

THE PROPERTY HAS BEEN COMMERCIAL IN PAST

APPLICATION CHECKLIST:

- ☐ SITE PLAN (TO SCALE) WITH EXISTING IMPROVEMENTS, DEVELOPMENTS AND PROPERTY LINES
(SIZE: 8.5 x 11, if larger than 8.5 x 11, please fold to appropriate size)
- ☒ SURVEY (2 COPIES THAT ARE TO SCALE)
- ☒ CURRENT AND ORIGINAL CERTIFIED TAX RECEIPTS
- ☐ TITLE REPORT (if purchased in the last 60 days) OR N/A
- ☒ PLANNING LETTER
- ☒ NON-REFUNDABLE APPLICATION FEE (Payable to the City of La Marque) FEE SCHEDULE ATTACHED

(THIS SECTION FOR CITY OFFICE USE ONLY)

Submitted to the Board on: _____ / _____ / 2022

Approved: _____ Denied: _____ Other: _____

Comments: _____

APPLICANTS CERTIFICATE

I AFFIRM THAT MY STATEMENTS CONTAINED IN THIS APPLICATION ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE

Signature of Applicant: Ebrahim Moosavi Date: 9-6-22

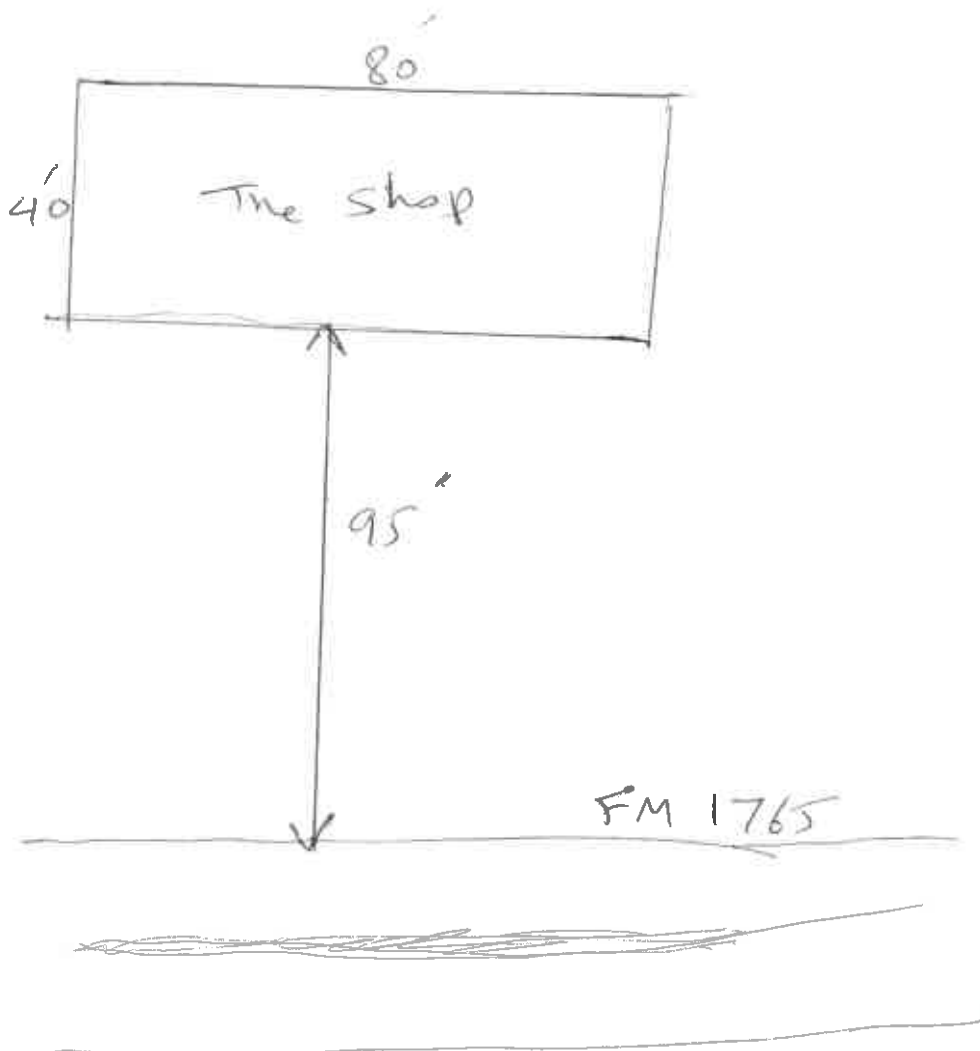


PLANING LETTER

WE ARE PLANING TO OPEN AN AUTOMOTIVE SHOP WHICH INCLUDES SALE AND SERVICE. THE SHOP WILL BE FACING THE STREET ABOUT NINETY FIVE (95) FT. FROM FM 1765 AS INDICATED ON THE BELLOW DRAWING. THE SHOP WILL BE BUILT ON CONCRETE SLAB ACCORDING TO THE CITY OF LA MARQUE CODES.

THANK YOU

EBRAHIM AND ROSE MOOSAVI





Integrity Title

CITY PLANNING LETTER

September 30, 2022

Effective Date: September 27, 2022

Job No. 2239317A

REF: 4.473 acres

STATE OF TEXAS:

COUNTY OF GALVESTON:

THIS IS TO CERTIFY: That after a careful examination of the records in the offices of the Clerk of this County (excluding U. C. C. Records), as to the property described as follows:

4.473 acres of land, more or less, out of the S.F. Austin League No. 4, Abstract 2, Galveston County, Texas and being a portion of the J.H. Theiler 60 acre tract and being more particularly described in the metes and bounds of that certain Warranty Deed with Vendor's Lien dated January 30, 2009, from Glenn Ray Krueger and recorded under Galveston County Clerk's File No. 2009005804 of the Official Public Records of Galveston County, Texas.

We find the record title to be apparently in:

EBRAHIM MOOSAVI and ROSE MARIE MOOSAVI

By virtue of that certain Warranty Deed with Vendor's Lien dated January 30, 2009, from Glenn Ray Krueger and recorded under Galveston County Clerk's File No. 2009005804 of the Official Public Records of Galveston County, Texas.

Subject to the following liens:

None found of record.

Subject to the following easements and encumbrances:

Utility Easement dated April 28, 1980, granted to City of La Marque and recorded in Volume 3243, Page 705 of the Deed Records of Galveston County, Texas.

Easement dated May 17, 1927, granted to Houston Pipe Line Company and recorded in Volume 405, Page 140 of the Deed Records of Galveston County, Texas.



Integrity Title

Subject to the following restrictions:

None found of record.

We have made no examination as to special assessments or conflicts.

INTEGRITY TITLE COMPANY LLC

Sonny Livesay

JC

LIMITATION OF LIABILITY: THE LIABILITY OF EITHER PARTY WITH RESPECT TO THIS INFORMATION OR ANY ACT IN CONNECTION HERewith WHETHER IN CONTRACT, TORT, OR OTHERWISE, SHALL NOT EXCEED THE PRICE OF THE SERVICES OR PRODUCTS SOLD HEREUNDER OR THE PRICE OF THAT PORTION OF SUCH SERVICES OR PRODUCTS ON WHICH LIABILITY IS ASSERTED. INTEGRITY TITLE COMPANY LLC MAKES NO WARRANTY WHATSOEVER, EXPRESS, IMPLIED OR STATUTORY, AS TO THE QUALITY, FITNESS, SUITABILITY, CONFORMITY, OR MERCHANTABILITY OF THE SERVICES OR PRODUCTS SOLD.

WARRANTY DEED WITH VENDOR'S LIEN

NOTICE OF CONFIDENTIALITY RIGHTS:

IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: January 30, 2009

Grantor: **Glenn Ray Krueger**

Grantor's Mailing Address:

4804 Dogwood Dr
ROSENBERG, TX 77471

Grantee: **Ebrahim Moosavi and Rose Marie Moosavi**

Grantee's Mailing Address:

P.O. BOX 477
LA MARQUE, TX 77568

Consideration: Cash and a note of even date executed by Grantee and payable to the order of **Glenn Ray Krueger** in the principal amount of Fifty Thousand And 00/100 Dollars (\$50,000 00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of **Glenn Ray Krueger** and by a first-lien deed of trust of even date from Grantee to Ronald F. Plackemeier, trustee

Property (including any improvements):

A tract of land out of the S. F. Austin League No. 4, Abstract No. 2, Galveston County, Texas, and being a portion of the J. H. Theiler 60 acre tract, recorded in Volume 495, Page 56, in the Office of the County Clerk of Galveston County, Texas, said TRACT OF LAND containing 4.473 acres (194,828 square feet) of land and being further described as follows

COMMENCING at the Northeast corner of the Theiler tract,

THENCE South 00 deg. 43 min 00 sec East along the East line of the Theiler Tract, 50 00 feet to a 3/4 inch diameter steel pipe (3/4 inch pipe) found for the POINT OF BEGINNING in the South line of Farm to Market Road 1765 (100 foot width),



THENCE South 00 deg 43 min 00 sec East continuing along the East line of the Theiler tract, 747.00 feet to a set 1/2 inch steel reinforcement bar (1/2 inch IR),

THENCE South 89 deg 17 min. 00 sec West, 239 54 feet to a set 1/2 inch IR for the Southeast corner of a tract conveyed to Galveston County Drainage District #2 (GCDD#2), recorded in Volume 3075, Page 829, in the Office of the County Clerk of Galveston County, Texas,

THENCE along said GCDD#2 tract as follows;

NORTH 06 deg 14 min 53 sec West, 491.04 feet,

NORTH 03 deg 18 min. 29 sec East, 80.05 feet (called North 03 deg 19 min. 04 sec East, 80.01 feet),

NORTH 30 deg. 15 min 09 sec. East 70 54 feet (called 70 50 feet),

NORTH 09 deg. 49 min 52 sec. East, 119 94 feet (called 120 feet) to a 1/2 IR set in the South line of FM 1765;

THENCE North 89 deg. 17 min 00 sec East along the South line of FM 1765, 223 00 feet to the POINT OF BEGINNING.

Reservations from Conveyance: None

Exception to Conveyance and Warranty: Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken, validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property, validly existing rights of adjoining owners in any walls and fences situated on a common boundary, any discrepancies, conflicts, or shortages in area or boundary lines, any encroachments or overlapping of improvements; and taxes for 2009, which Grantee assumes and agrees to pay and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes, but not subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantor assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute

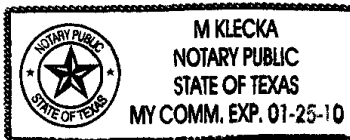
When the context requires, singular nouns and pronouns include the plural

Glenn Ray Krueger
GLENN RAY KRUEGER

STATE OF TEXAS *

COUNTY OF GALVESTON *

On the 30 day of January, 2009, before me, the undersigned Notary Public, personally appeared Glenn Ray Krueger, known to me to satisfactorily proven to be the person whose name is subscribed to this instrument and acknowledged that he executed the same for the purpose contained therein



M Klecka
Notary Public, State of Texas

RECORDER'S MEMORANDUM

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blackouts, additions and changes were present at the time the instrument was filed and recorded

FILED AND RECORDED



OFFICIAL PUBLIC RECORDS

Mary Ann Daigle

2009005804

February 02, 2009 02 54 05 PM

FEE \$24 00

no

Mary Ann Daigle, County Clerk
Galveston County, TEXAS

Return To:

Mr. + Mrs Moosavi
P.O. Box 477
LA MARQUE, TX 77568

to First Party of the sum of 25¢ cents per lineal rod for each additional pipe line. Such pipe lines shall be laid, so far as practicable, parallel with and adjacent to the first pipe line, and as near to it as practicable, and in no event more than ten (10) feet distant. All of such pipe lines shall be buried and kept buried so that the top of same shall be below plow depth.

(3) The rights hereby granted to Second Party by First Party shall, upon demand in writing by First Party, revert to First Party if Second Party shall, for a period of two (2) years, voluntarily cease to use all of such pipe lines. Provided, Second Party shall have six (6) months after the receipt of such demand in writing within which either to resume operations or remove said pipe line, or pipe lines, and said telegraph and/or telephone lines.

(4) This Agreement and all the terms and provisions hereof shall be binding upon all Parties hereto, and/or their heirs, administrators, successors, or assigns. The acceptance hereof by Second Party shall be sufficient evidence of the agreement by Second Party with all of the terms and provisions hereof.

WITNESS our hands, this, the 6 day of April, A.D. 1927.

Mrs. F.A. Marchand

FIRST PARTY

STATE OF TEXAS, 0
HARRIS COUNTY. 0

BEFORE ME, the undersigned authority, on this day personally appeared Mrs. F.A. Marchand - feme sole known to me to be the person whose name is subscribed to the foregoing instrument of writing, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office, this, the 6th day of April, A.D. 1927

(SEAL)

Iva D. Small
Notary Public, Harris County, Texas.

Filed for record May 25th, 1927, at 9:15 o'clock A.M.

Recorded May 26th, 1927, at 8:45 o'clock A.M.

Geo. F. Burgess, Clerk, By Ethel J. Hanson Deputy.

J.H. Theiler,

To

Houston Pipe
Line Company,

Right-Of-Way
Deed.

STATE OF TEXAS, 1
GALVESTON COUNTY. 0

THIS MEMORANDUM OF AN AGREEMENT made and entered into by and between J.H. Theiler of Galveston County, Texas, hereinafter, whether one or more, known as First Party, and the HOUSTON PIPE LINE COMPANY, a Texas Corporation with its domicile at Houston, Texas, hereinafter known as Second Party, WITNESSETH:

(1) First Party, for and in consideration of the payment to it by Second Party of the sum of Twenty five cents per lineal rod, the receipt of which is hereby acknowledged and confessed, and for the other and further considerations, conditions and reservations hereinafter mentioned, does hereby grant, sell, and convey unto Second Party a right-of-way to lay, construct, maintain, operate, repair, and remove an Oil, and/or Gas, Pipe Line for the transportation of oil, and/or gas, and other similar commodities, at a location and on a route to be selected by Second Party, over, through, and upon the following tracts or parcels of land, towit: Being Sixty Acres out of the

S. F. Austin League #4. or Highland Bayou

Second Party agrees to install a tap on its said Pipe Line and to sell, or cause to be sold, to First Party, at such tap, gas for domestic use on said premises at the same price charged other similar users of domestic gas in the County in which said premises are situated.

Signed this the 17th day of May 1927

J. H. Theiler

Also the right to erect, construct, maintain, repair, operate, and remove a line of poles and telegraph and/or telephone lines along and upon said right-of-way. Also all reasonable right of ingress and egress at all reasonable times for the purpose of the use and enjoyment of the rights hereinbefore granted.

It being stipulated, however, that Second Party shall be liable to First Party for all damages by reason of any injury or injuries to the growing crops or other property of First Party on or about said land, the liability for such damages and the amount of such damages, in the event of disagreement between First Party and Second Party, to be determined by a Board of Arbitration, consisting of three (3) persons, one of whom shall be selected by First Party, and one of whom shall be selected by Second Party, and the two (2) persons thus selected shall select the third person. A decision of such Board of Arbitration, or a majority thereof, given in writing, shall be final and binding upon the Parties hereto.

TO HAVE AND TO HOLD the said easement, and/or right-of-way, unto the said Second Party, its successors and assigns, so long as the same shall be used for the purpose for which granted, but subject to the terms and provisions hereof.

(2) First Party grants to Second Party the right to lay, construct, maintain, operate, repair, and remove additional pipe lines over said lands and right-of-way granted above, parallel and adjacent to such first Pipe Line, for the transportation of oil, and/or gas, or other similar commodities, upon the payment by Second Party to First Party of the sum of 25 cents per lineal rod for each additional pipe line. Such pipe lines shall be laid, so far as practicable, parallel with and adjacent to the first pipe line, and as near to it as practicable, and in no event more than ten (10) feet distant. All of such pipe lines shall be buried and kept buried so that the top of same shall be below plow depth.

(3) The rights hereby granted to Second Party by First Party shall, upon demand in writing by First Party, revert to First Party if Second Party shall, for a period of two (2) years, voluntarily cease to use all of such pipe lines. Provided, Second Party shall have six (6) months after the receipt of such demand in writing within which either to resume operations or remove said pipe line, or pipe lines, and said telegraph and/or telephone lines.

(4) This Agreement and all the terms and provisions hereof shall be binding upon all Parties hereto, and/or their heirs, administrators, successors or assigns. The acceptance hereof by Second Party shall be sufficient evidence of the agreement by Second Party with all of the terms and provisions hereof.

WITNESS our hands, this, the 4th day of April, A.D. 1927

J. H. Theiler

FIRST PARTY

STATE OF TEXAS,
GALVESTON COUNTY.

BEFORE ME, the undersigned authority, on this day personally appeared J. H. Theiler known to me to be the person whose name is subscribed to the foregoing instrument of writing, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office, this the 4th day of April, A.D. 1927.

(SEAL)

Ed. F. Watts
Notary Public, Galveston County, Texas.

STATE OF TEXAS,
GALVESTON COUNTY.

BEFORE ME, the undersigned authority, on this day personally appeared J.H. Theiler known to me to be the person whose name is subscribed to the foregoing instrument of writing, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office, this the 17 day of May, A.D. 1927

(SEAL)

E. Stewart
Notary Public, Galveston County, Texas.

Filed for record May 25th, 1927, at 9:15 o'clock A.M.

Recorded May 26th, 1927, at 9:20 o'clock A.M.

Geo. F. Burgess, Clerk, By Ethel Johnson Deputy.

Frank F. Witt
and wife.

To

Julius Szabo
and wife.

D E E D.

WARRANTY DEED

Know all Men by these Presents, That I, Frank F. Witt and wife Anna Witt the Grantors for the consideration of Ten and other valuable considerations Dollars, (\$10.00 Etc) received to my full satisfaction of Julius Szabo & Mary Szabo. Husband and Wife the Grantees, do give, grant, bargain, sell and convey unto the said Grantees, their heirs and assigns, the following described premises, situated in the ~~State of~~ County of Galveston and State of ~~State~~ Texas.

and more particularly described as lot No. One (1) in block six (6) of Highland Farms, same being a subdivision of the lower two-third of the Asa Brigham League lying part in Galveston and part in Brazoria County, ~~State of~~ Texas, plat of said Highland Farms being filed for records in the office of the county clerk of Galveston County, Texas. be the same more or less but subject to all legal highways.

To have and to hold the above granted and bargained premises, with the appurtenances thereof, unto the said Grantees, their heirs and assigns forever. And I, the said Grantor, do for myself and my heirs, executors and administrators, covenant with the said Grantees, their heirs and assigns, that at and until the ensealing of these presents, that I am well seized of the above described premises, as a good and indefeasible estate in FEE SIMPLE, and have good right to bargain and sell the same in manner and form as above written, and that the same are free from all incumbrances whatsoever except taxes and assessment for the second half of 1926 if any, and thereafter, which taxes the grantees agrees to assume and pay for.

and that I will WARRANT and DEFEND said premises, with the appurtenances thereunto belonging, to the said Grantees, their heirs and assigns, against all lawful claims and demands whatsoever except as above specified.

And for valuable consideration I, Anna Witt, wife of Frank F. Witt do hereby remise, release and forever quit-claim unto the said Grantees, their heirs and assigns, all

238063

THE STATE OF TEXAS I

I EASEMENT

COUNTY OF GALVESTON I

D E E D

BOOK 3243 PAGE 705

KNOW ALL MEN BY THESE PRESENTS:

THAT LOUIE KUMPE and ETHEL KUMPE of Galveston County, Texas, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, HAVE GRANTED, SOLD, and CONVEYED, and by these presents do GRANT, SELL, and CONVEY unto the City of La Marque, a municipality in Galveston County, Texas its successors and assigns an utility easement for water and sewer lines across, under, and over the following described land located in Galveston, County, Texas:

Being an 0.0966 Acre fifteen feet wide permanent utility easement and twenty foot temporary construction easement parallel and adjacent to the south line of the fifteen foot easement out of the Louie Kumpe tract described in Volume 1966 Page 451 of the Galveston County Deed Records and being out of the J. H. Theiler 60 acre tract in the S. F. Austin League Survey No. 4, Galveston County, Texas and the permanent easement being more fully described as follows:

COMMENCING at the intersection of the east right-of-way line of Taft Street and the south right-of-way line of Hoover Street; Thence North 89 degrees 17 minutes East a distance of 126.46 feet to the PLACE OF BEGINNING.

THENCE North 89 degrees 17 minutes East a distance of 279.73 feet to a point for a corner, said point being in the most westerly line of Campus Heights Subdivision;

THENCE North 0 degrees 43 minutes West along the most westerly line of Campus Heights subdivision a distance of 15.00 feet to a point for a corner;

THENCE South 89 degrees 17 minutes East a distance of 281.18 feet to a point for a corner;

THENCE South 6 degrees 14 minutes 52 seconds East a distance of 15.07 feet to the PLACE OF BEGINNING and containing 0.0966 Acres of land more or less.

Intending to convey a fifteen foot permanent utility easement and twenty foot temporary construction easement across the aforementioned Kumpe tract, said easement being adjacent to and parallel to an extension of the south right-of-way line of Hoover Street between Hoover Street and Campus Heights subdivision.

together with the rights of ingress and egress to or from said easement for the purpose of constructing, inspecting, repairing, maintaining, and removing said lines.

D E E D

BOOK 3243 PAGE 706

TO HAVE AND TO HOLD the above described easement, together with all and singular, the rights and appurtenances thereto in anywise belonging, unto the said CITY OF LA MARQUE, its successors and assigns, and Grantors do hereby bind themselves, their successors and assigns to WARRANT and FOREVER DEFEND the said easement unto the said CITY OF LA MARQUE, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED by Grantors this 28th day of April, 1980.

Louie Kumpe
LOUIE KUMPE

Ethel Kumpe
ETHEL KUMPE

THE STATE OF TEXAS I

I

COUNTY OF GALVESTON I

BEFORE ME, the undersigned authority, a Notary Public in and for Galveston County, Texas, on this day personally appeared LOUIE KUMPE and ETHEL KUMPE, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 28th day of April, 1980.



Glenda Vassallo
NOTARY PUBLIC IN AND FOR GALVESTON
COUNTY, TEXAS

FIELD NOTE DESCRIPTION
OF 0.0966 ACRE TRACT
FROM
KUMPE TO CITY OF LA MARQUE.

DEED
BOOK 3243 PAGE 707

Being an 0.0966 Acre fifteen feet wide permanent utility easement and twenty foot temporary construction easement parallel and adjacent to the south line of the fifteen foot easement out of the Louie Kumpe tract described in Volume 1966 Page 451 of the Galveston County Deed Records and being out of the J. H. Theiler 60 acre tract in the S. F. Austin League Survey No. 4, Galveston County, Texas and the permanent easement being more fully described as follows:

COMMENCING at the intersection of the east right-of-way line of Taft Street and the south right-of-way line of Hoover Street, Thence North 89 degrees 17 minutes East a distance of 126.46 feet to the PLACE OF BEGINNING;

THENCE North 89 degrees 17 minutes East a distance of 279.73 feet to a point for a corner, said point being in the most westerly line of Campus Heights Subdivision;

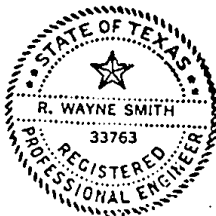
THENCE North 0 degrees 43 minutes West along the most westerly line of Campus Heights subdivision a distance of 15.00 feet to a point for a corner;

THENCE South 89 degrees 17 minutes East a distance of 281.18 feet to a point for a corner;

- THENCE South 6 degrees 14 minutes 52 seconds East a distance of 15.07 feet to the PLACE OF BEGINNING and containing 0.0966 Acres of land more or less.

Intending to convey a fifteen foot permanent utility easement and twenty foot temporary construction easement across the aforementioned 5.59 Acre tract, said easement being adjacent to and parallel to an extension of the south right-of-way line of Hoover Street between Hoover Street and Campus Heights subdivision.

Field note descriptions were prepared from available records and does not represent an on ground survey by me.



R. Wayne Smith

R. Wayne Smith, P.E.
Texas Registration Number 33763
January 23, 1980

60'

TAFT STREET

HOOVER STREET

INTERSECTION
OF EAST R.O.W.
LINE OF TAFT
AND SOUTH R.O.W. LINE
OF HOOVER

N89°17'00"E
126.46'

S06°14'52"E
15.07'

GALVESTON CO.
DRAINAGE

DRAINAGE DISTRICT NO. 2
EASEMENT

PLACE OF
BEGINNING

N89°17'00"E
0.0966 ACRE

S89°17'00"E

LOUIE KUMPE
TRACT

EASEMENT
281.18'

279.73

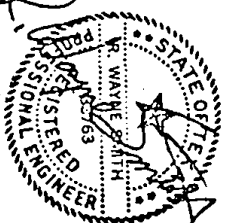
20' TEMPORARY
CONSTRUCTION EASEMENT

R. WAYNE SMITH
CONSULTING ENGINEER, INC.

EASEMENT FROM
LOUIE KUMPE TO THE
CITY OF LA MARQUE

Scale: 1" = 40'

Drawn By: Charles O. Fischer



N00°43'00"W
15.00'

CAMPUS

(10)

HEIGHTS

DEED
BOOK 3243 PAGE 709

STATE OF TEXAS COUNTY OF GALVESTON
I hereby certify that this instrument was filed on the
date and time stamped hereon by me and was duly recorded
in the volume and page of the named records of Galveston
County, Texas as stamped hereon by me.

MAY 8 1980



Mary Jane Christensen
COUNTY CLERK, Galveston County, Texas

due
Gift of LeMarque
322 Lane 1
LeMarque Tr 77568
Attention: Ivan Longford

238063

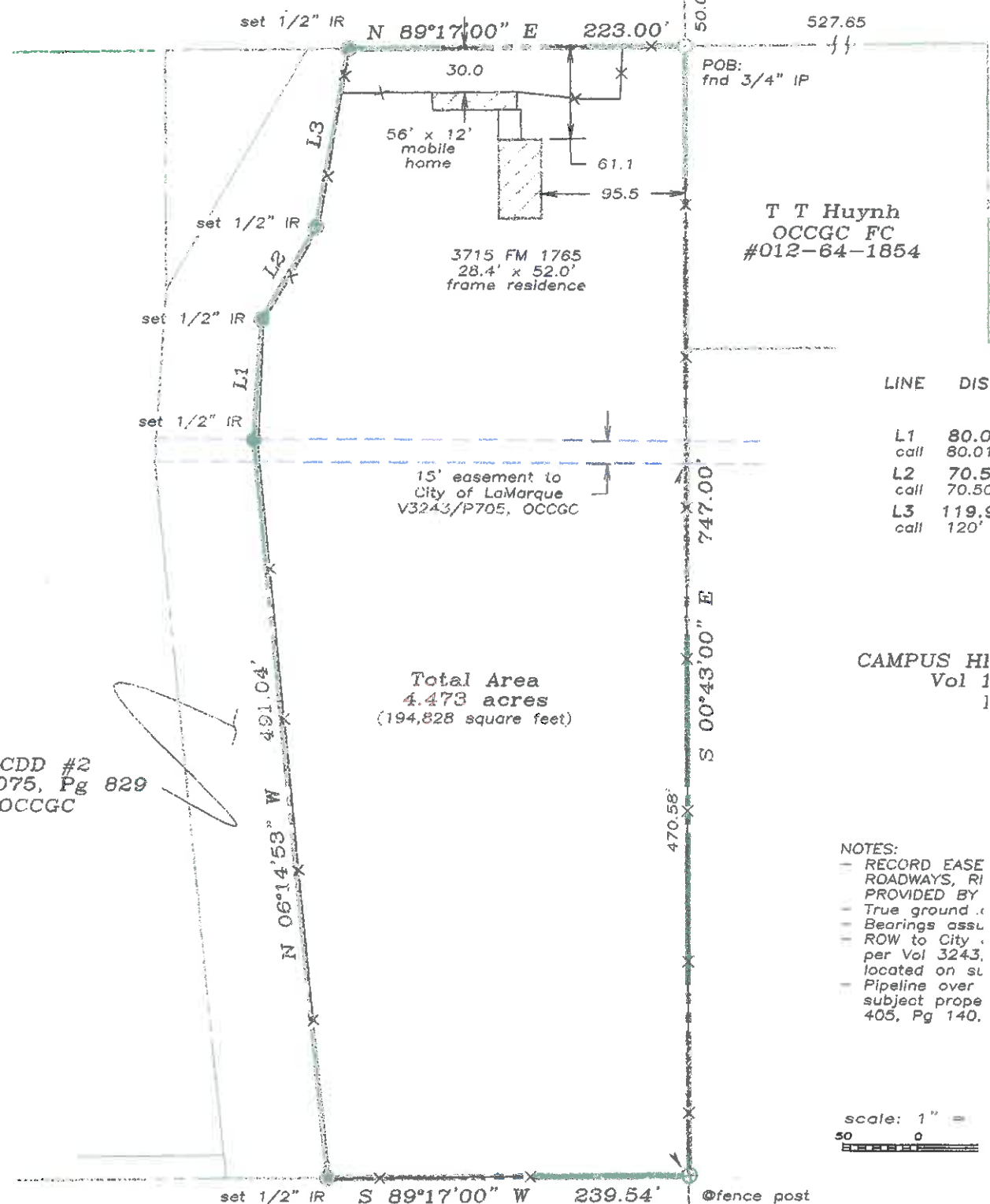
FILED FOR RECORD

MAY 8 2 42 PM 1980

Mary Jane Christensen
COUNTY CLERK, GALVESTON COUNTY, TEXAS

Farm to Market Road 1765
(aka Texas Avenue)
(100' R.O.W.)

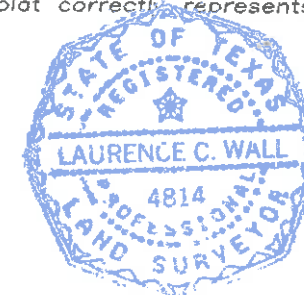
POB:
fnd 3/4" IP



I hereby certify that this survey was made on the ground under my direct supervision and that this plat correctly represents the facts found at the time of the survey.

James H. Hill

Laurence C. Wall
RPLS #4814
January 17, 2001



TEXAS LAND TITLE SURVEYORS
1801 Moody Avenue
Galveston, Texas 77550
(409) 765-8883

NOTES:

- RECORD EASE
- ROADWAYS, RI
- PROVIDED BY
- True ground
- Bearings assu
- ROW to City
- per Vol 3243
- located on st
- Pipeline over
- subject prop
- 405, Pg 140.

RESTRICTIONS,
IF-WAY, ETC.
COMPANY
is shown
1 ROW FM1765
torque as
13, is not
property
ross
per Vol

100 150 Feet

Rozmowa m

TAX CERTIFICATE



CHERYL E. JOHNSON, PCC
GALVESTON COUNTY TAX ASSESSOR-COLLECTOR
722 Moody
Galveston, TX 77550

Issued To:

EBRAHIM MOOSAVI
P O BOX 477
LA MARQUE, TX 77568

Legal Description

ABST 2 PAGE 6 S F AUSTIN SUR TR 9 4.473
ACRS

Fiduciary Number: 31507451

Parcel Address: 3715 FM 1765

Legal Acres: 4.4726

Account Number: 131375

Print Date: 10/04/2022 09:55:36 AM

Certificate No: 248512071

Paid Date: 10/04/2022

Certificate Fee: \$10.00 CASH

Issue Date: 10/04/2022

Operator ID: TONYAN_S

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 AND 11.43(i) OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2021. ALL TAXES ARE PAID IN FULL

Exemptions:

Certified Owner:

MOOSAVI EBRAHIM & ROSE
P O BOX 477
LA MARQUE, TX 77568

Certified Tax Unit(s):

1 GALVESTON CO
2 ROAD & FLOOD
332 CITY OF LA MARQUE
402 DRAIN DIST #2
605 COLL OF THE MAINLAND

Note: 2022 taxes have not been calculated.

2021 Value:	74,046
2021 Levy:	\$901.76
2021 Levy Balance:	\$0.00
Prior Year Levy Balance:	\$0.00
Total Levy Due:	\$0.00
P&I + Attorney Fee:	\$0.00
Total Amount Due:	\$0.00

Reference (GF) No: N/A

Issued By: 
CHERYL E. JOHNSON, PCC
GALVESTON COUNTY TAX ASSESSOR-COLLECTOR





City of La Marque
1130 1st Street
La Marque, Texas 77568
409.938.9204

**CITY OF LA MARQUE
NOTICE TO PROPERTY OWNERS
OF A REQUESTED REZONE OF PROPERTY WITHIN 200 FEET**

November 3, 2022

Dear Property Owner:

This PUBLIC NOTICE is required by the City of La Marque Code of Ordinances, Section 71-26. An application to rezone property in your area has been received by the Planning and Zoning Commission. Land under your ownership or care, as listed with the Galveston County Appraisal District Tax Records, is located within 200 feet of the property that is being considered for rezoning. Your property is not being rezoned as part of this request.

This is your OFFICIAL NOTICE that the City of La Marque Planning and Zoning Commission will hold a Public Hearing on **Tuesday, November 22, 2022, at 4:00 p.m. by telephone and video conference** regarding:

A preliminary report on a request to change the zoning district from (R-1) Single Family Residential to (C-3) Corridor Commercial for A tract of land out of the S. F. Austin League No. 4, Abstract No. 2 Tract No. 9, 4.473 Acres, located near FM 1765 and Duroux Rd (Galveston County Property ID # 131375) Street address: 3715 FM 1765 La Marque, TX 77568

You may provide comments during the meeting by telephone or video using the following Zoom meeting information: Dial in number: **1 (346) 248-7799; Meeting ID: 92887385489**; Press *6 to mute or unmute your phone line. You may also connect to the meeting on your smartphone, tablet or computer by going to the following internet address: <https://zoom.us/j/92887385489>. The full agenda packet will be available at least 72 hour prior to the meeting on the City's website <https://ci.la-marque.tx.us/AgendaCenter>.

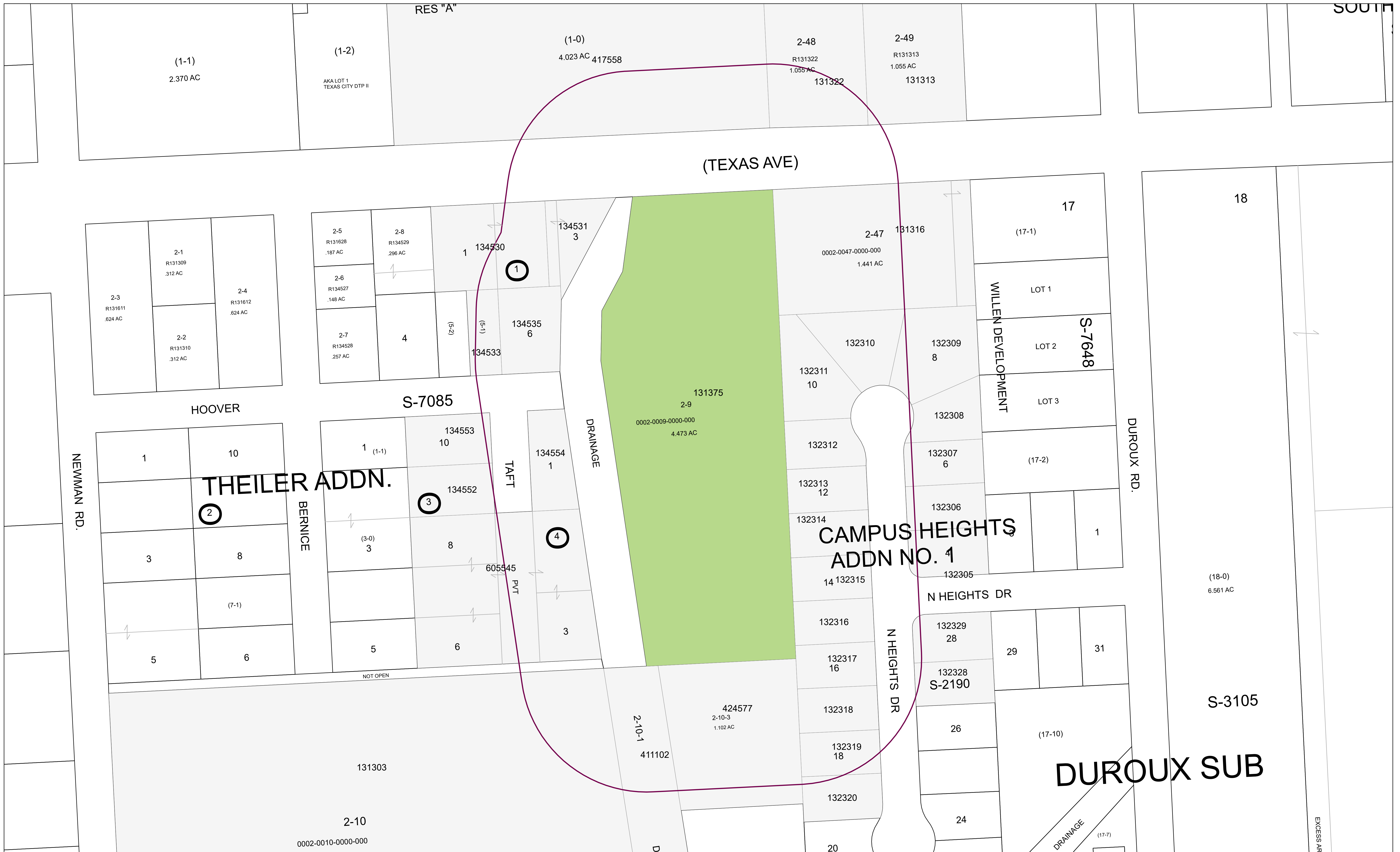
If you are unable to attend, and wish to comment, you may also provide comments by email at permits@cityoflamarque.org, or by mail at:

City of La Marque
Development Services Department
1130 1st Street
La Marque, TX 77568

Respectfully,
Giovanna Bonsignore
Development Services Department

ID	GEOID	NAME	ADDRESS	ADDRESS2	ADDRESS3	CITY	ST	ZIP
132320	2190-0000-0019-000	SMITH MOSES & CHERYL		19 N HEIGHTS ST		LA MARQUE	TX	77568-3423
132319	2190-0000-0018-000	TINNEY ALAN S & PHYLLIS G		18 N HEIGHTS ST		LA MARQUE	TX	77568-3456
132318	2190-0000-0017-000	ANTHONY GLENDA M		17 NORTH HEIGHTS		LA MARQUE	TX	77568
131303	0002-0010-0000-000	HIGHLAND LAMARQUE LP		26302 OAK RIDGE DR	STE 100	SPRING	TX	77380
411102	0002-0010-0001-000	EXP-DRAINAGE EASEMENT						
132328	2190-0000-0027-000	DAVIS DONNA M		27 N HEIGHTS DR		LA MARQUE	TX	77568-3423
424577	0002-0010-0003-000	TINNEY ALAN		18 N HEIGHTS DR		LA MARQUE	TX	77568
132317	2190-0000-0016-000	WILLIAMS CURTIS JR & TARA		16 N HEIGHTS DR		LA MARQUE	TX	77568
132329	2190-0000-0028-000	WALTERS GLEN		28 N HEIGHTS ST		LA MARQUE	TX	77568
132316	2190-0000-0015-000	LONG-STRAIT AMBER		15 N HEIGHTS		LA MARQUE	TX	77568
132315	2190-0000-0014-000	NALLIE MIKAL & WILLIAM DARRELL HOWELL		14 N HEIGHTS DR		LA MARQUE	TX	77568
132305	2190-0000-0004-000	TURNER TYRONE		4 NORTH HEIGHTS ST		LA MARQUE	TX	77568
132314	2190-0000-0013-000	WILLIS JIMMIE W & MILVA		13 N HEIGHTS DR		LA MARQUE	TX	77568
605545	7085-0003-0008-000	RENEVEY PAUL & URS SCHMID		217 BERNICE		LA MARQUE	TX	77568-3401
132306	2190-0000-0005-000	JOHNS SUSIE		5 N HEIGHTS ST		LA MARQUE	TX	77568-3423
132313	2190-0000-0012-000	HILL ANNA BELL		1421 HICKS FIELD LN		LEAGUE CITY	TX	77573
134552	7085-0003-0009-000	JANECKA ARTHUR & CATHY		204 TAFT ST		LA MARQUE	TX	77568-3445
132307	2190-0000-0006-000	WILLIAMS EVELYN PRESTON		6 N HEIGHTS ST		LA MARQUE	TX	77568-3456
132312	2190-0000-0011-000	DONATI JO ET TA		11 N HEIGHTS ST		LA MARQUE	TX	77568-3423
134553	7085-0003-0010-000	STRUEBY JOANN M PIEPER		202 TAFT ST		LA MARQUE	TX	77568-3445
134554	7085-0004-0001-000	JONES LE KISHA M		14822 SPARKLING BAY LN		HOUSTON	TX	77062-2324
132308	2190-0000-0007-000	GAMBLE MARCUS JOSEPH & SABREEN SABIR JALIL		7 N HEIGHTS ST		LA MARQUE	TX	77568-3423
132311	2190-0000-0010-000	SANCHEZ TOM LEE & DEANA MARIE		10 N HEIGHTS ST		LA MARQUE	TX	77568-3456
132310	2190-0000-0009-000	WICKER TERRI		9 N HEIGHTS ST		LA MARQUE	TX	77568-3423
132309	2190-0000-0008-000	STEFFY DALE R & LILIANA		8 N HEIGHTS ST		LA MARQUE	TX	77568-3456
134533	7085-0001-0005-001	OBIANG ROMARIC		3204 HOOVER STREET		LA MARQUE	TX	77568-3428
134535	7085-0001-0006-000	FELDER DARRYL		3200 HOOVER		LA MARQUE	TX	77568
134530	7085-0001-0001-000	SENDEJAS INC		520 44TH ST		GALVESTON	TX	77550-1112
134531	7085-0001-0003-000	SENDEJAS INC		520 44TH ST		GALVESTON	TX	77550-1112
131316	0002-0047-0000-000	VICHITTRA LLC		1267 PORTEFINO		LEAGUE CITY	TX	77573
417558	1112-0000-0001-000	LAKHANI MOHSIN ALI		15711 SYLVAN LAKE DR		HOUSTON	TX	77062
131322	0002-0048-0000-000	LAKHANI MOHSIN ALI		15711 SYLVAN LAKE DR		HOUSTON	TX	77062
131313	0002-0049-0000-000	VUONG MANAGEMENT LLC		13824 ALMEDA RD		HOUSTON	TX	77053

Galveston Central Appraisal District



Geospatial or map data maintained by the Galveston Central Appraisal District is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and only represents the approximate relative location of property boundaries.